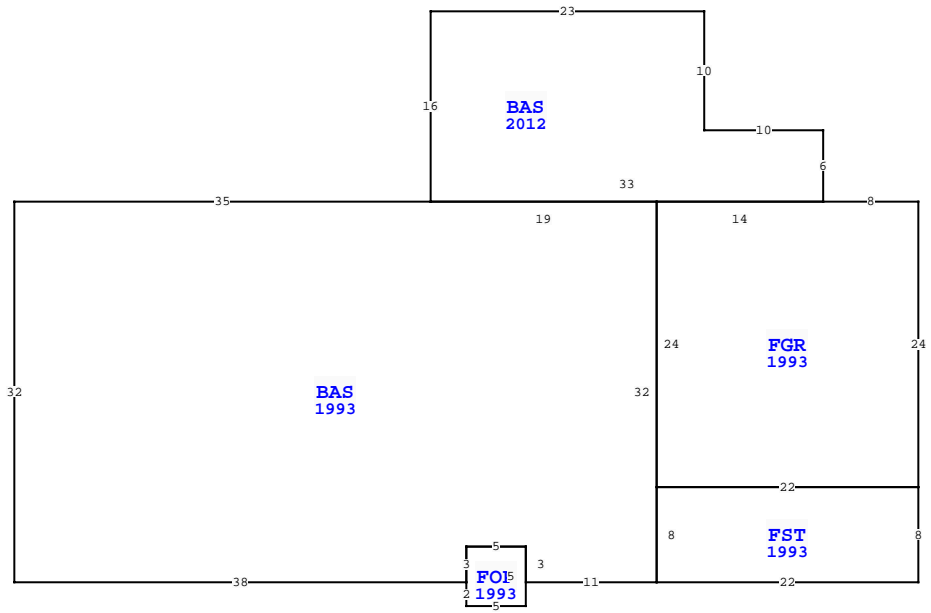


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20 FACE BRICK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,536	105.0240	99.77	253,017	1978	1978	0	0	0	30.75	69.25		
1 SINGLE FAM - 100% - 0														
Heated Area: 2141 HX Base Yr														



Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 08			
NEIGHBORHOOD/LOC	8001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100	1,713	118,352
BAS	428	100	428	29,571
FGR	528	55	290	20,036
FOP	25	30	8	553
FST	176	55	97	6,702
TOTALS	2,870		2,536	175,214

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0811	CONCRETE B	0	100	0	816.00	SF	5.20	5.20	100	1983	1983	3	41	1,740	
3	0350	CARPORT WD	0	100	23	276.00	SF	13.00	13.00	100	1983	1983	3	20	718	
4	0510	GARAGE WD-	0	100	30	720.00	SF	35.00	35.00	100	1983	1983	3	20	5,040	
5	0681	POLE SHED	0	100	30	630.00	SF	15.00	15.00	100	1983	1983	3	20	1,890	

7409 HAMBONE DR, BRYCEVILLE													
BLD DATE		LGL DATE		05/18/2023		MLU							
XF DATE		LAND DATE											
INC DATE		AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			175,214
TOTAL MARKET OB/XF VALUE			11,016
TOTAL LAND VALUE - MARKET			54,000
TOTAL MARKET VALUE			240,230
SOH/AGL Deduction			111,303
ASSESSED VALUE			128,927
TOTAL EXEMPTION VALUE	HX HB WR		55,000
BASE TAXABLE VALUE			73,927
TOTAL JUST VALUE			240,230
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			233,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0251/0610	11/01/1977	WD	U	V		7,500

BUILDING NOTES													

BUILDING DIMENSIONS													
FGR=[YR=1993] W8 BAS=[YR=2012] N6 W10 N10 W23 S16													
BAS=[YR=1993] W35 S32 E38 FOP=[YR=1993] S2 E5 N5 W5 S3\$ N3													
E5 S3 E11 FST=[YR=1993] E22 N8 W22 S8\$ N32 W19\$ E33\$ W14 S24													
E22 N24\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000							